



# EQUUS

*Country & Equestrian*



**BROOKSIDE**



## BROOKSIDE, Copthorne Bank, Copthorne, West Sussex RH10 3JD

A deceptively spacious and well-presented detached 4 bedroom family home plus detached 1 bedroom annexe set in 2 acres (\*TBV) with well equipped equestrian complex including a 55m x 20m riding arena, separate outdoor surfaced turnout / schooling pen, 5 bay horse walker and 7 loose box stable yard plus wash room, feed room, tack room and further accompanying barns/outbuildings.

For those with competitive equestrian interests there are various local show centres nearby including Felbridge (approx. 4 miles) with regular show jumping, dressage and training clinics. The famous horse-racing venue of Lingfield Park is also a short distance away. (Agents Note: A further parcel of land adjacent to the property is currently rented from a local farmer and may be available to continue to rent).eip

### LOCATION & AREA AWARENESS

The property is situated between the villages of Copthorne & Smallfield, providing plenty of local amenities including schools, village pubs, restaurants, gyms, leisure centres, convenience stores and supermarkets. Gatwick & Horley Stations provide trains direct to Central London along with easy road access to the M23 and M25 Motorways. The area is convenient to the famous Ashdown Forest, which offers a selection of local beauty spots and attractions within easy reach as is the village of Lingfield well known for it's famous racecourse, referred to as 'lovely Lingfield'. There are numerous good schools in the locality including Oakwood at Horley and Oxted Comprehensive, one of the best in Surrey.

### EQUESTRIAN COMPETITION VENUES

For those with competitive equestrian interests there are various show centres nearby including Felbridge Show Ground ( approx 4 miles away) with regular show jumping, dressage and training clinics. Hickstead, Hascombe, Pyecombe, Golden Cross, Crockstead and Ardingly Showgrounds are within easy horsebox distance. There are also many local arenas and gallops available for hire as well as a good selection of local riding and pony clubs nearby.

### ACCOMMODATION - main house

Refer to the floor plans for layout and dimensions:

The accommodation is deceptively spacious and arranged in a convivial manner. The main reception room is a SITTING ROOM which has a wood burning stove and door leading through to a second reception room which doubles up as a DINING AREA AND SECONDARY TV / SITTING ROOM. This room is also accessed from the KITCHEN which has assorted base and eye level units, space for American fridge

freezer, tiled floor, gas hob and doors leading to the UTILITY and BOOT ROOM / PORCH.

There are 4 BEDROOMS, 2 have EN-SUITE SHOWER ROOMS, bedroom 3 is off the main reception room, LARGE FAMILY BATHROOM incorporating a walk in SHOWER plus WC and wash hand basin .The ATTIC ROOM shown in the plan is used as an office / store room but could be used as an additional ad-hoc BEDROOM (5).

### ANNEXE

Located within the garden curtilage is a detached oak framed building of 370sqft with open plan sitting room/ bedroom/kitchen with double doors leading out to the garden plus further shower room / WC / wash hand basin.

PLANNING GRANTED 2018: Erection of detached outbuilding to east of dwelling. (Certificate of Lawfulness for a Proposed Use or Development). Application type:Lawful Development Certificate (LDC).

### EQUESTRIAN FACILITIES

Extensive well organised equestrian setup. Refer to the plans for layout and dimensions.

STABLES - parallel stables with various store rooms as well as feed / wash down units. Further hay storage / barn all erected on concrete with power and water laid on. OUTDOOR RIDING ARENA - 20m x 55m sand and fibre surface, Mirrors erected on 2 sides.

TURN OUT PEN - 20m x 17m with passada sand, ideal for the winter months.

CLAYDON HORSE WALKER - 5 bay on concrete with rubber tiles.

MUCK CLAMP - with 3 sides plus hard standing for additional parking / fenced with 5 bar gate.

### MAIN HOUSE MATERIAL INFORMATION & SERVICES

TENURE: Freehold / PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick NUMBER & TYPE OF ROOM/S: 4 bedrooms, see attached floor plans / PARKING: off road multiple.

LOCAL AUTHORITY: Tandridge / TAX BAND: F

EPC RATING MAIN HOUSE: D 58/84 Certificate number 9445-3062-7205-1686-4204 SERVICES

HEATING: Mains Gas / SEWAGE: Mains / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains





#### ANNEXE MATERIAL INFORMATION & SERVICES

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Oak timber / NUMBER & TYPE OF ROOM/S: 1 bedroom open plan sitting room, kitchenette, shower room, porch.

See attached floor plans.

#### SERVICES

HEATING: Independent gas combi boiler via the main house / SEWAGE: mains via the house / WATER SUPPLY: off main dwelling / ELECTRICITY SUPPLY: off main dwelling

EPC RATING ANNEXE: C 77/82 Certificate number 4236-7525-8100-0885-1296 / Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-rfificate.digital.communities.gov.uk/>

#### LAND & GROUNDS

The property is in total is just under 2 acres (\*TBV). This includes the building, drive, equestrian facilities, arena and turn out pen etc. Currently an additional 5 acres (\*TBV) is rent on an annual basis from the local farmer. We understand that there would no reason for this arrangement to continue under a new agreement.

\*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

#### HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West  
 T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

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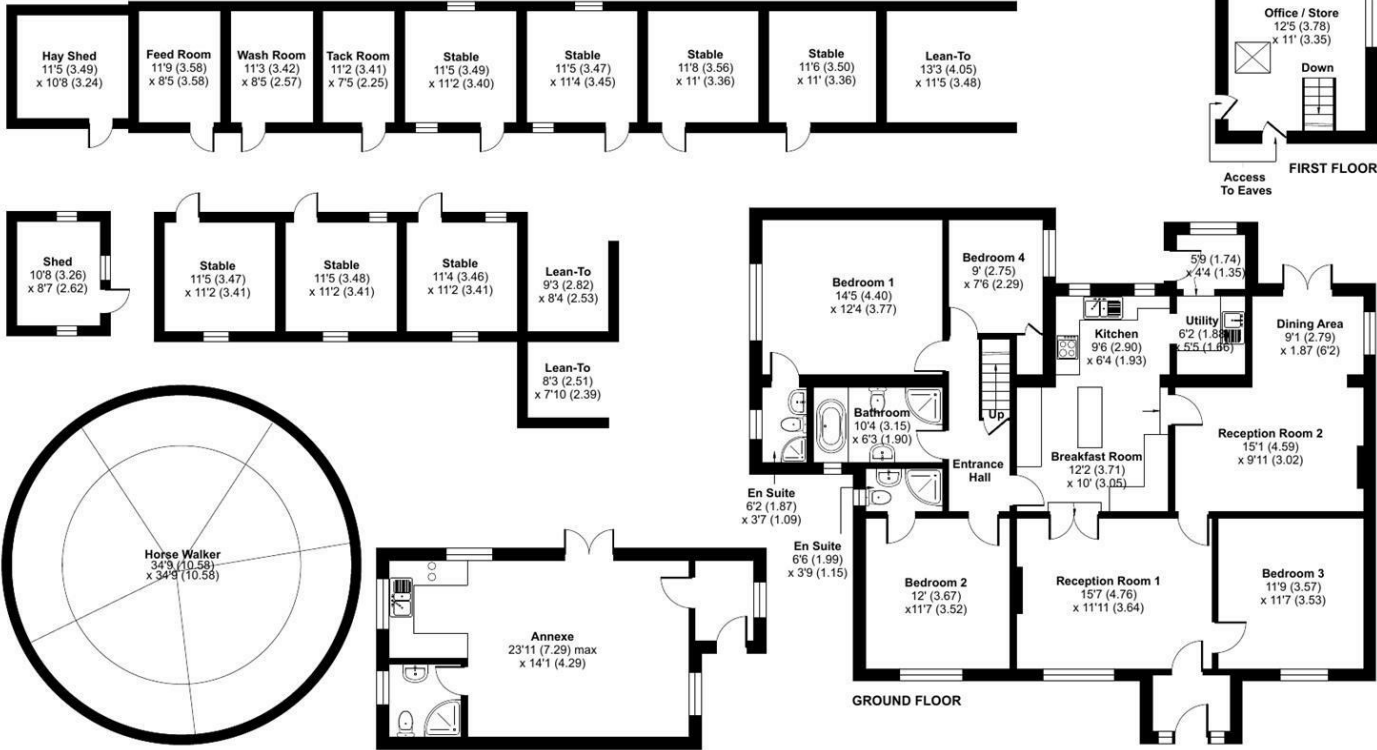
4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT may be payable.

**Guide price £1,220,000**





Approximate Area = 1619 sq ft / 150.4 sq m (excludes lean-to)  
 Annexe = 370 sq ft / 34.3 sq m  
 Outbuildings = 2336 sq ft / 217 sq m  
 Total = 4325 sq ft / 401.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1457750

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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